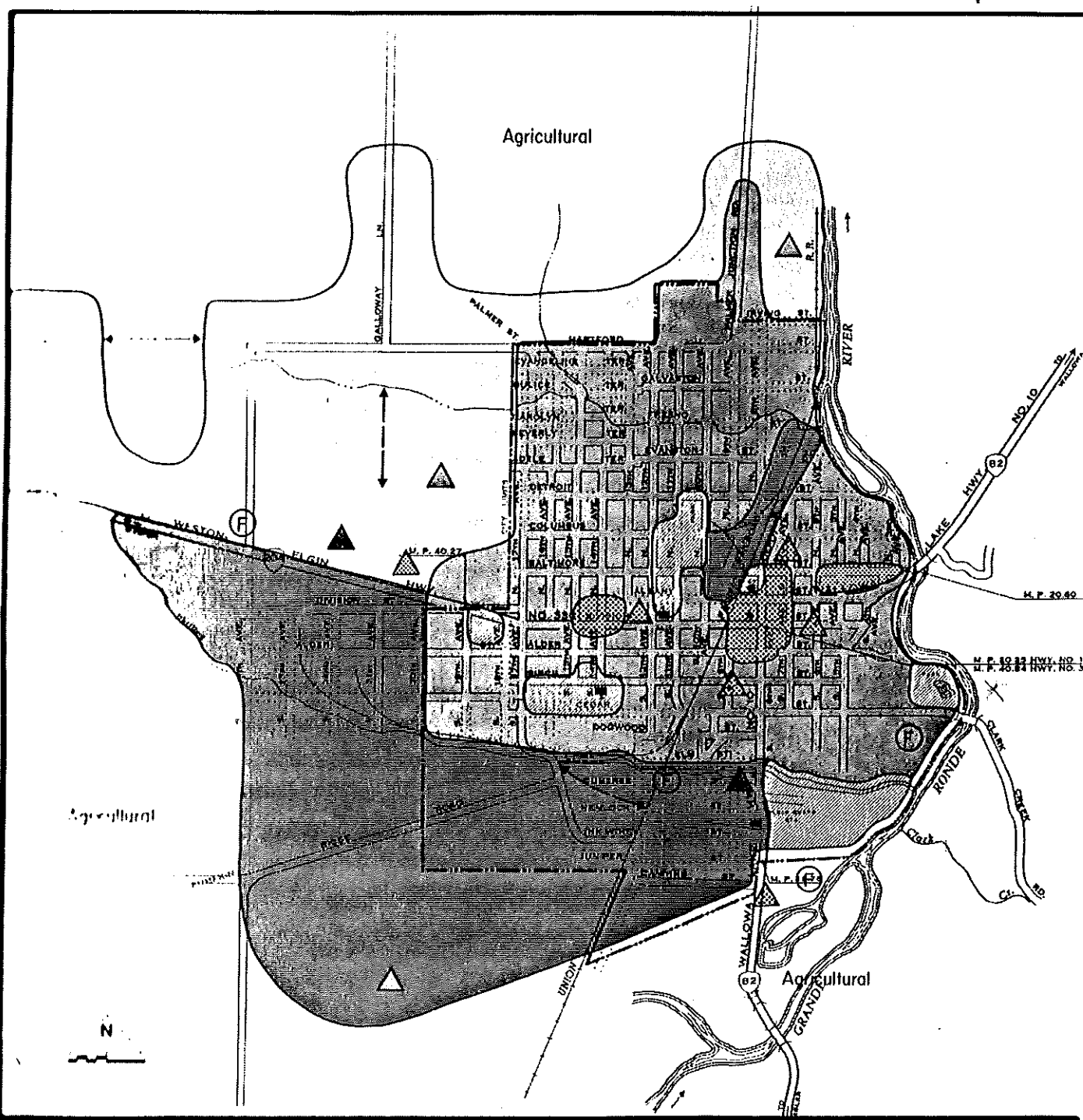




## ELGIN AREA: LAND USE PLAN JUNE, 1975

[ ] AGRICULTURAL  
 [ ] RURAL RESIDENTIAL  
 [ ] RESIDENTIAL  
 [ ] MOBILE HOMES  
 [ ] COMMERCIAL  
 [ ] GENERAL COMMERCIAL

[ ] INDUSTRIAL  
 [ ] PUBLIC  
 (F) FLOOD HAZARD  
 Δ POSSIBLE FUTURE DEVELOPMENT  
 - - - POSSIBLE FUTURE STREET



ARTICLE 9.00  
X PUBLIC USE (P)

Section 9.01 Purpose.

The Public Zone is intended to regulate activities in those areas where public uses exist and are planned for expansion or development.

Section 9.02 Uses Permitted Outright.

In a Public Zone, the following uses and their accessory uses are permitted outright:

1. Public and private schools.
2. Church.
3. Public and private parks, playgrounds and campgrounds.
4. Cemetery.

Section 9.03 Conditional Uses Permitted.

In a Public Zone the following uses and their accessory uses are permitted by a conditional use approval when authorized in accordance with Article 11.00:

1. Government office buildings.
2. Public institutional facilities.
3. Livestock or farm animals, subject to Section 9.04 5.
4. Other uses similar to those enumerated which can meet the following criteria to the satisfaction of the City Council.
  - a. The use is compatible with outright and conditional uses listed.
  - b. The use would not interfere seriously with established and accepted practices on adjacent lands.
  - c. The use would not materially alter the stability of the overall land use pattern of the area.
  - d. The proposed use can comply with the standards of this zone.
  - e. The use can comply with such other conditions as the City Council or its designate considers necessary.

Section 9.04 Dimension and Area Requirements.

1. Yard Requirements.

- a. Front Yard. Twenty (20) feet deep from lot line to any structure.
- b. Rear Yard. Five (5) feet deep from lot line to any



## Business Development Goal

By the year 2000 create a net gain of 100 new family wage jobs through expansion, recruitment and development of businesses.

### BUSINESS DEVELOPMENT STRATEGY 1

Initiate design and merchandising improvements to Elgin's business district to better meet the needs of local residents and to capture an increasing share of the expanding tourism trade in the region.

#### Action A

Initiate a beautification project (cleaning).

##### Task 1:

Define project area, assign responsibility, determine scope of work.

Timeline: 7-31-94.

Responsible Parties: E2010, Christine McLaughlin.

Collaborators: Downtown businesses.

Budget: -0-

Success Indicators: Project defined.

##### Task 2:

Recruit and coordinate volunteers to work on selected project.

Timeline: Labor Day, 1994.

Responsible Parties: LaVeta Botz.

Collaborators: Ed Botz and Ray McVey.

Budget: -0-

Success Indicators: 10 volunteers recruited.

##### Task 3:

Educate businesses about expectations and provide recognition.

Timeline: To be determined.

Responsible Parties: Peggy Delaney, Joe Garlitz.

Collaborators: Christine McLaughlin, Maureen Smolkowski, Mary Rose Nichols.

Budget: -0-

### BUSINESS DEVELOPMENT STRATEGY 2

Promote and encourage the growth and development of existing businesses in Elgin.

#### Action A

Identify existing businesses with growth potential.

#### Action B

Determine obstacles to growth (for example, need for facilities, capital, marketing assistance or worker or proprietor training).

#### Action C

Help businesses obtain resources needed to overcome obstacles to growth and development.

### **BUSINESS DEVELOPMENT STRATEGY 3**

Initiate a business recruitment program

#### **Action A**

Draw on work of the Regional Strategies Board and others to determine industries for which Elgin has advantages.

#### **Action B**

Work with the Oregon Economic Development Department and the Union County Economic Development Corporation to identify and recruit prospective businesses in targeted industries.

#### **Action C**

Develop an industrial park and/or facility suitable for businesses in targeted industries.

### **BUSINESS DEVELOPMENT STRATEGY 4**

Develop recreational and interpretive facilities at Hunaha Park on the Grande Ronde River in Elgin.

#### **Action A**

Determine the feasibility of a city park on the Grande Ronde, including an RV park, raft launching facility and interpretive trails and facilities promoting watershed restoration and health.

#### **Action B**

Design and develop park facilities as feasible.

# **ELGIN**

## **From Vision to Action Strategic Plan for Economic Development**

prepared by

**Elgin 2010**

**August 1994**

with assistance from

**Rural Development Initiatives, Inc.**

**Redmond, Oregon**

**(503) 548-2013**

## CITY OF ELGIN

The community of Elgin sits tucked into the edge of the Wallowa Mountains in the northeast corner of Oregon. Located on the banks of the Grande Ronde River, Elgin is surrounded by rugged splendor. Elgin's image as a "tough logging community" has been built upon years of logging activity in the nearby Wallowa Whitman National Forest and its reliance on the wood products industry. Agriculture has also been a mainstay of the region's economy, with the surrounding ranches and farms producing cattle, grain, grass seed and some orchard activity. Decreases in timber harvests, resulting in cutbacks at local mills, the erosion of cattle and wheat prices have impacted a "boom or bust" economic cycle for the community.

Year round recreational opportunities abound: hunting, fishing, skiing and white water rafting. These recreational activities have begun to attract new residents, especially retirees from the state of Washington and California. Its historic Opera House, nearby Spout Springs ski area and the Grande Ronde River are just a few of the attractions that draw visitors to this rural community.

Meeting the needs of the visitor industry is one economic opportunity available to the community, improves its retail district and offers more amenities to visitors. Plans are underway to use volunteers to create a park along the Grande Ronde River to provide camping and river access to rafters. From La Grande, Elgin is the most direct route to the Wallowa Mountains and Wallowa Lake. As the tourism industry continues to grow in neighboring Wallowa County, opportunities exist to capture pass-through traffic.

Although downturns in the timber industry have impacted the economy of Elgin, Boise Cascade Corporation continues to operate a stud mill and plywood plant in town which provides over 250 jobs. Without any organized effort, Elgin has benefitted in recent years from the start-up and expansion of a number of small local entrepreneurial operations. Furniture makes, a pottery shop, a log home kit manufacturer and a saddle and harness company are just a few of the small businesses that have developed operations in Elgin. Affordable buildings and building sites, a bootstrap approach to financing and the area's small town atmosphere have made the community attractive to refugees from large urban areas seeking to establish a small business.



# **UNION COUNTY STRATEGIC PLAN**

**1995**

**- 1st Draft -**

**This plan was made possible by a  
U.S. Forest Service Economic Recovery Program Grant.**



Despite the economic adversity of the 1980's, Elgin has consistently supported its local schools. Approximately 35% of its high school graduates go on to four-year colleges and a number of others attend community colleges. Housing and land acreage are relatively inexpensive. Most of the housing available in town is \$50,000 or less. While a number of the streets are unpaved and its downtown core lacks a cohesive image, clean-up efforts are underway. A downtown "pocket park" is under construction and an historic water fountain has been moved to the site.

Striking a balance between timber and tourism, growth and resistance to change, is a challenge faced by many rural communities, and Elgin is no exception. All signs are that pass-through tourism, recreational visitors and retirement activities are going to increase. How to tap these new potentials without destroying the small town atmosphere that makes Elgin special to residents and visitors represents a significant challenge to the small community.

The community of Elgin will need to freshen its image in order to build on its position as the gateway to the Wallowa's and capture the increasing tourism market. Through improvements to its downtown core, Elgin can capitalize on its small town atmosphere and build a community that is attractive to residents and visitors alike. Many of Elgin's existing qualities - low housing prices, its commitment to schools, emerging cottage industries and outstanding recreational opportunities have already attracted new residents and offer the potential of attracting new businesses as well. (Information provided by the *City of Elgin - From Vision to Action - Strategic Goals for Economic Development*).

## **GOALS & STRATEGIES**

**By the year 2000, create a net gain of 100 new family wage jobs through expansion, recruitment and development of businesses.**

- Initiate design and merchandizing improvements to Elgin's business district to better meet the needs of local residents and to capture an increasing share of the expanding tourism trade in the region
- Promote and encourage the growth and development of existing businesses in Elgin
- Initiate a business recruitment program
- Develop recreational and interpretive facilities at Hunaha Park on the Grande Ronde River in Elgin

